

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2023-009216 Hearing Date: 10-30-2024
Project: El Rancho Grande Tract 12-A-1 Agenda Item No: 7

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan with engineer's stamp 12/18/2023 (Hydrotrans # N09D015).
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2023-009216

SD-2024-00152 – PRELIMINARY/FINAL PLAT

SKETCH PLAT: 7-24-24 (DFT)

IDO -2023

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT | JENNIFER TURNER, DIRECTOR** requests the aforementioned action(s) for all or a portion of: **Tract 12-A-1, Bulk Plat of El Rancho Grande** zoned **NR-SU**, located on **AMOLE MESA RD SW between 98TH ST and VERMEJO DR. PARK** containing approximately **6.796** acre(s). **(N-9)**
PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: Define exterior boundary of tract, grant PNM electrical easement and dedicate additional right-of-way to the City of Albuquerque

Comments:

10-30-2024

No objections to the requested actions.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 10/30/2024

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2023-009216– PRELIMINARY/FINAL PLAT

SKETCH PLAT: 7-24-24 (DFT)

IDO -2023

PROJECT NAME:

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT | JENNIFER TURNER, DIRECTOR requests the aforementioned action(s) for all or a portion of: Tract 12-A-1, Bulk Plat of El Rancho Grande zoned NR-SU, located on AMOLE MESA RD SW between 98TH ST and VERMEJO DR. PARK containing approximately 6.796 acre(s). (N-9)

PROPERTY OWNER:

CITY OF ALBUQUERQUE

REQUEST:

Define exterior boundary of tract, grant PNM electrical easement and dedicate additional right-of-way to the City of Albuquerque

COMMENTS:

1. Code Enforcement has no comments or objections.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009216
98th and Amole Mesa

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 1/5/2024. All existing and/or proposed sidewalk and buffers are to standard. No objection.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: October 30, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 10/30/24 -- **AGENDA ITEM:** #7

Project Number: PR-2023-009216

Application Number: SD-2024-00154

Project Name: City Project, corner of 98th St. and Amole Mesa Ave.

Request:

Preliminary/Final Plat; Dedicating ROW and granting easements.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- An EPC Final Sign-Off for a three-building development for a new Fire Station, Police Station, and Community Safety Center was completed on 02/22/24. An infrastructure list was included as a part of that Site Plan approval.
- Applicant is requesting a Preliminary/Final Plat to dedicate right of way and grant utility easements.
- Future development must meet all applicable standards and provisions of the IDO (per NR-SU) and the DPM. Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat for the DHO.

- Clarify if the Infrastructure List approved with the associated EPC Final Sign-off Site Plan will need to be amended and updated.
- The Application number must be added to the Plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- Future development is subject to the standards and provisions within the approved Site Plan. Where silent it is subject to the IDO and the DPM. The subject property is zoned NR-SU.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major**.
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 Development and use definitions.**



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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 10/30/24